From:	Danny Mapili - WPD-C
To:	Joshua Hill
Cc:	Patrick J. Murray; Edwin Lopacki - WPIB
Subject:	FERC Swing Space - Lease Amendment.
Date:	Friday, April 22, 2016 4:40:12 PM
Attachments:	Union Square - LDC02287 - LA 8 - Fully Executed 4.22.16.pdf

---

Josh,
If you have not heard, GSA has fully executed the lease amendment for the swing space, and we are good to go to resume the project.

Please see the copy of the LA for your record.

Patrick,
As mentioned in my other email, FERC has a conflict on the Tuesday time slot, and we would like to meet every Thursday instead at 1:00pm. Kaan is ok with the time. I'm hoping that you're ok with it too. I will send an invite just to get this on our calendar, but surely let me know if this will not work for you.

Administration wise, You have 2 awards that we issued to complete the CD's, only the other one which has the old lease number, we will revise, and will re-issue to reflect this lease number. should not be an issue for us not to resume the design. I will try to call you Monday afternoon just go through some admin and housekeeping.

Thanks,

Danny C. Mapili
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---------- Forwarded message ----------
From: **Marcus Witowski - WPRA** <marcus.witowski@gsa.gov>
Date: Fri, Apr 22, 2016 at 4:08 PM
Subject: Re: FERC - Project delay caused by unexecuted swing space lease
To: Danny Mapili - WPD-C <danny.mapili@gsa.gov>

On Fri, Apr 22, 2016 at 3:50 PM, Danny Mapili - WPD-C <danny.mapili@gsa.gov> wrote:

> Thanks Marcus. I'll get with Mark. When you have aliment,please send me a copy of the Signed lease docs.
>
> Cheers!

On Friday, April 22, 2016, Marcus Witowski - WPRA <marcus.witowski@gsa.gov> wrote:

> All,
>
> The lease amendments have been fully executed.
>
> Danny - Get with Mark to see what needs to be done on your end to get this design back on track.
>
> Thank you for your patience.
>
> Marcus
>
> On Fri, Apr 15, 2016 at 1:22 PM, Edwin Lopacki - WPIB <tony.lopacki@gsa.gov> wrote:
>
>> Thanks Marcus. That is fantastic news!
>>
>> On Apr 15, 2016 10:09 AM, "Marcus Witowski - WPRA" <marcus.witowski@gsa.gov> wrote:
>>> All,
>>>
>>> I have lessor executed LA's. Once FERC sends back the OA I can get final COF and have Mark execute the LA's. I've spoken with FERC and they've told me I'd have the OA back today. Obtaining Final COF could take a day, so realistically we are looking at execution on Monday.
>>>
>>> Thanks,
>>>
>>> Marcus
>>>
>>> On Fri, Apr 8, 2016 at 4:31 PM, Edwin Lopacki - WPIB <tony.lopacki@gsa.gov> wrote:
>>>> Marcus, thank you. Great work - as always. Have a nice weekend.
>>>>
>>>> On Thu, Apr 7, 2016 at 12:59 PM, Marcus Witowski - WPRA <marcus.witowski@gsa.gov> wrote:
>>>>> Mark and I have reached out to Josh (FERC) and will be meeting with him next week, per Josh's request. I spoke with Josh last week as well, and he knows where we are and understands *why* we are there. He did not express to me any sort of impatience with us on this swing space matter, and he knows this is priority #1 and that I am moving forward with an extreme sense of urgency.
>>>>>
>>>>> I will be escalating this at the internal levels so we can execute expeditiously.
>>>>>
>>>>> Thank you,

Marcus

On Thu, Apr 7, 2016 at 12:48 PM, Edwin Lopacki - WPIB <tony.lopacki@gsa.gov> wrote:

> Thanks TC. With this much delay, I think it would serve GSA better to here from someone other than me about the Swing Lease Issue.
>
> On Thu, Apr 7, 2016 at 11:51 AM, TC Hairston - WPRA <tc.hairston@gsa.gov> wrote:
>
> > If that is what will keep the customers concerns down, we are more than happy to assist.
> >
> > More importantly, I would like to add that if Marcus is still on track to award by no later than April 15th - that means that we are talking about award happening next Friday at the latest.
> >
> > Therefore, if that is something that you are not comfortable with discussing with the customer, we surely can have our folks to assist with that conversation, with intentions of giving them assurance that this is moving as quick as it possibly can.
> >
> > Marcus, if there is something that you need from me to get fires lit in other offices, please let me know what that is and I will ask.
> >
> > Thanks.
>
> On Thu, Apr 7, 2016 at 11:27 AM, Edwin Lopacki - WPIB <tony.lopacki@gsa.gov> wrote:
>
> > TC, yes you are correct on all points. Marcus is working very hard on this issue (no complaints), April 15th seems to still be the goal and Marcus has his "finger on the pulse" of the status (waiting for his status report).
> >
> > My concern is that the the customer is loosing patience with GSA. I meet with the customer every week. I *pass on* the Swing Space Leasing status to FERC. I think it would help if leasing could meet with FERC directly to explain the current situation and the steps that are begin taken by GSA to remedy it. A leasing presence is needed. Your thoughts?
> >
> > On Thu, Apr 7, 2016 at 11:03 AM, TC Hairston - WPRA <tc.hairston@gsa.gov> wrote:
> >
> > > Tony,
> > >
> > > If I'm not mistaken - Marcus informed the entire team that the projected time line for award was around April 15th, if not before.
> > >
> > > I know that he is working on this as hard as he humanly can. Therefore, I am going to allow him to give us an update as to when we could expect an award?
> > >
> > > Marcus, please update...
> > >
> > > Thanks.

On Thu, Apr 7, 2016 at 10:25 AM, Edwin Lopacki - WPIB <tony.lopacki@gsa.gov> wrote:

> TC, the project continues to be impacted on a day-to-day delay. What is the current status of the LA?
>
> On Thu, Mar 31, 2016 at 2:34 PM, Edwin Lopacki - WPIB <tony.lopacki@gsa.gov> wrote:
>
>> Thanks all.
>>
>> On Thu, Mar 31, 2016 at 12:55 PM, TC Hairston - WPRA <tc.hairston@gsa.gov> wrote:
>>
>>> Got it, thanks! Let me know where I can help?
>>>
>>> On Thu, Mar 31, 2016 at 12:18 PM, Marcus Witowski - WPRA <marcus.witowski@gsa.gov> wrote:
>>>
>>>> In order to re-start the project, we need this LA fully executed. That said, I believe we are day-for-day until this LA is fully executed. I set April 15th as a deadline knowing that it will have to go through LAG, Data Accuracy, Final COF. I believe FERC will turn around a signed OA rather quickly as they are as eager as we are to move forward. It wasn't until 5pm last night that I received communication from the Lessor that we have a mutually agreed upon LA.
>>>>
>>>> On Thu, Mar 31, 2016 at 11:53 AM, TC Hairston - WPRA <tc.hairston@gsa.gov> wrote:
>>>>
>>>>> My question would be how are we affecting the schedule, if we do not fully execute the lease document until April 15th?
>>>>>
>>>>> On Thu, Mar 31, 2016 at 10:50 AM, Marcus Witowski - WPRA <marcus.witowski@gsa.gov> wrote:
>>>>>
>>>>>> Tony/TC,
>>>>>>
>>>>>> There is no need to engage as I have a mutually agreed upon LA that is going through out internals so we can proceed towards signature. I spoke with Josh last Friday as well and informed him of the status, and he understands the complications. I hope to have this document fully executed by April 15th, if not sooner.
>>>>>>
>>>>>> I will reach out if I hit a snag during our internal processes.
>>>>>>
>>>>>> Regards,
>>>>>>
>>>>>> Marcus
>>>>>>
>>>>>> On Thu, Mar 31, 2016 at 10:05 AM, Edwin Lopacki - WPIB

<tony.lopacki@gsa.gov> wrote:

> TC, please engage. There has been movement but no forward progress since last week. We need some push with the Lessor. Thanks.
>
> On Mar 23, 2016 9:34 AM, "TC Hairston - WPRA" <tc.hairston@gsa.gov> wrote:
>
> > Thanks!
> >
> > On Tue, Mar 22, 2016 at 4:45 PM, Marcus Witowski - WPRA <marcus.witowski@gsa.gov> wrote:
> >
> > > We're good. I'll reach out if a snag is hit.
> > >
> > > Thanks, TC.
> > >
> > > On Tue, Mar 22, 2016 at 4:17 PM, TC Hairston - WPRA <tc.hairston@gsa.gov> wrote:
> > >
> > > > So, are we ok, or do we need assistance....
> > > >
> > > > On Tue, Mar 22, 2016 at 3:29 PM, Marcus Witowski - WPRA <marcus.witowski@gsa.gov> wrote:
> > > >
> > > > > Tony,
> > > > >
> > > > > I had a phone call with them last week, and I got comments back on the LA about an hour ago. Will review and approve (if comments are valid). I've already got the ball rolling with our internals for approval.
> > > > >
> > > > > Thanks,
> > > > >
> > > > > Marcus
> > > > >
> > > > > On Tue, Mar 22, 2016 at 3:11 PM, Edwin Lopacki - WPIB <tony.lopacki@gsa.gov> wrote:
> > > > >
> > > > > > TC, we need your help. We have an issue with the swing space lease. This lease currently resides with CIM awaiting their signature. It has lingered their for quite some time (months). It is causing a day-today delay of our $53 million renovation project. The lease team through their best efforts have been unable to budge CIM. This has been very frustrating to all in this email.
> > > > > >
> > > > > > Thank you for your help.
> > > > > >
> > > > > > FERC (Federal Energy Regulatory Commission)

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CREATING A SUCCESSFUL FUTURE AT GSA
by living our values everyday and working together to achieve our goals.

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Thx,
Danny Mapili
Sent from GSA Gmail Mobile

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